



Unit 100 & 200, 8206 Ontario Street, Vancouver

High Quality Warehouse & Office For Lease

Up to 5,794 SF office/showroom in South Vancouver, minutes from SW Marine Drive, Highway 99 and Knight Street.

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OPPORTUNITY

An opportunity to lease 1,897 SF 2nd floor office, 3,897 SF office/showroom space in south Vancouver.

Offering amenities within walking distance at Marine Gateway, plus commercial services close by, this area of Vancouver also offers extensive transit options and good proximity to skilled labour.



Property Features

Zoning	I-2 Industrial	
Available Areas		
Unit 100	Warehouse	1,945 SF
	<u>Ground Floor Office/Showroom</u>	<u>1,952 SF</u>
	Total	3,897 SF
Unit 200	2nd Floor Office	1,897 SF
Total		5,794 SF
Parking	6 reserved parking stalls	
Features	- Covered loading area with ramp - One, 12' x 10' grade loading door 23' clear ceilings - Storage mezzanine with large windows - Shared laneway access - Unit 100 features open concept office/showroom area, washrooms and warehouse - Unit 200 features common lobby and stair access with 6 private offices, open plan space, kitchen and washroom - Unit 100 & 200 may be leased separate or together	
Available	Immediately	
Lease Rate	\$19.00 per SF, net	
Additional Rent	\$9.25 per SF plus management fee	





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